

## DAYCARE & PRESCHOOL FOR SALE

### OUR LITTLE TREASURES DAYCARE AND PRESCHOOL

1123 Kansas City Street, Rapid City, SD 57701



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$899,000
<b>AVAILABLE SF:</b>	7,040 SF
<b>LOT SIZE:</b>	0.48 Acres
<b>BUILDING SIZE:</b>	7,040 SF
<b>YEAR BUILT:</b>	1952
<b>YEAR RENOVATED:</b>	2010
<b>ZONING:</b>	Medium Density Residential District
<b>PRICE / SF:</b>	\$127.70

#### PROPERTY OVERVIEW

This successful, well-established preschool and daycare business is turn-key and ready for new owners! Don't miss out on this once in a lifetime opportunity to own a successful business in the heart of Rapid City! Listed by Chris Twiggs 605-545-1218 & Haley Moline 605-484-5802 Keller Williams Realty Black Hills.

#### PROPERTY HIGHLIGHTS

- Video surveillance system
- 12 passenger van and 15 passenger van
- Two playground areas and storage shed
- Commercial kitchen with fire suppression hood and three-compartment sink
- Commercial refrigerator and freezer
- Laundry area with washer and dryer
- Seven classrooms
- Eight bathrooms
- Private office space
- Open foyer and common room
- Gross motor skills development room and fine motor skills development room
- Furniture and highchairs
- Children's toys and child's climbing wall
- Eight tablets, five echo dots and multiple televisions
- Storage lockers

**KW COMMERCIAL**  
2401 W. Main  
Rapid City, SD 57702

**HALEY MOLINE SOMMER**  
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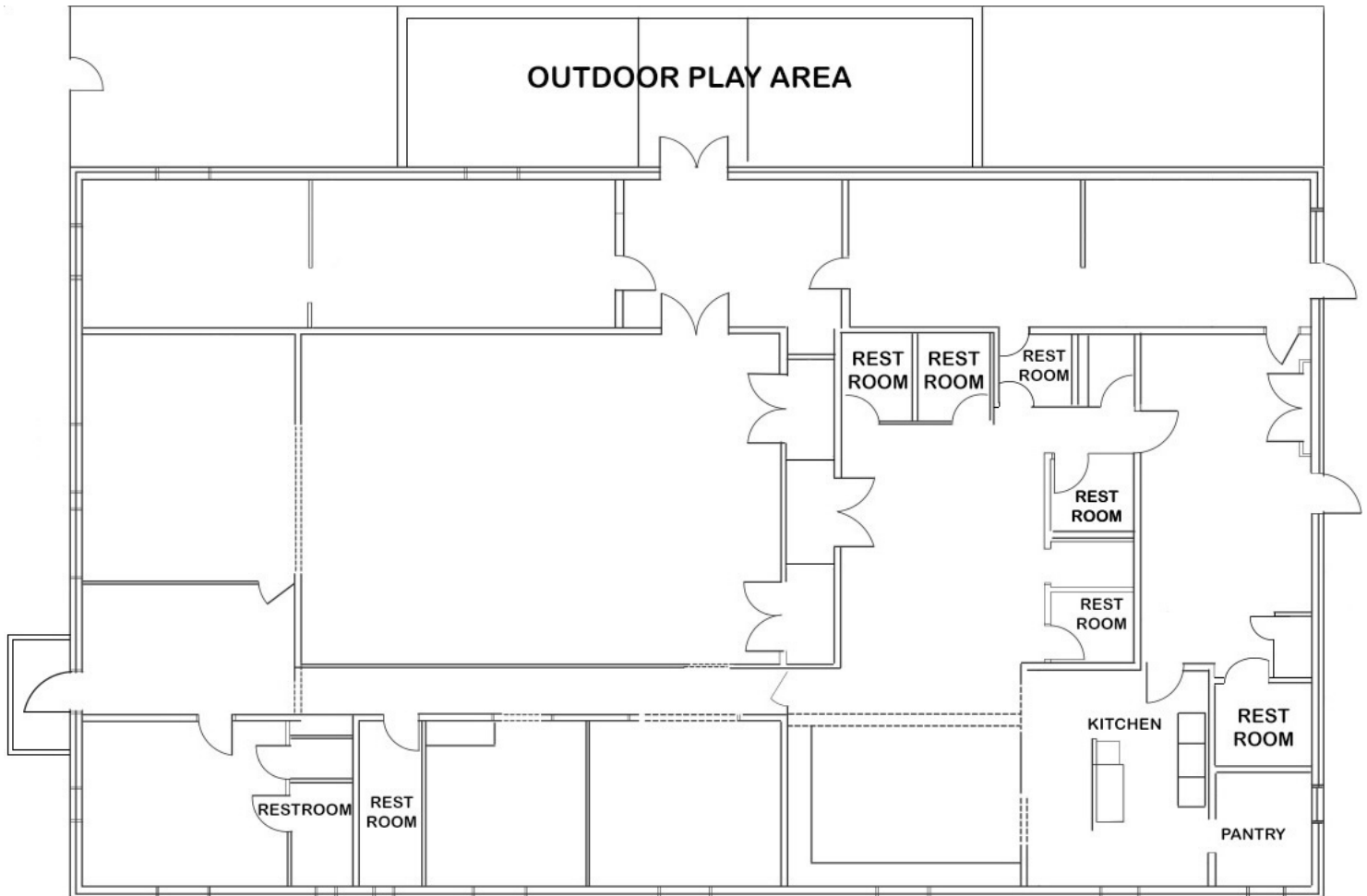
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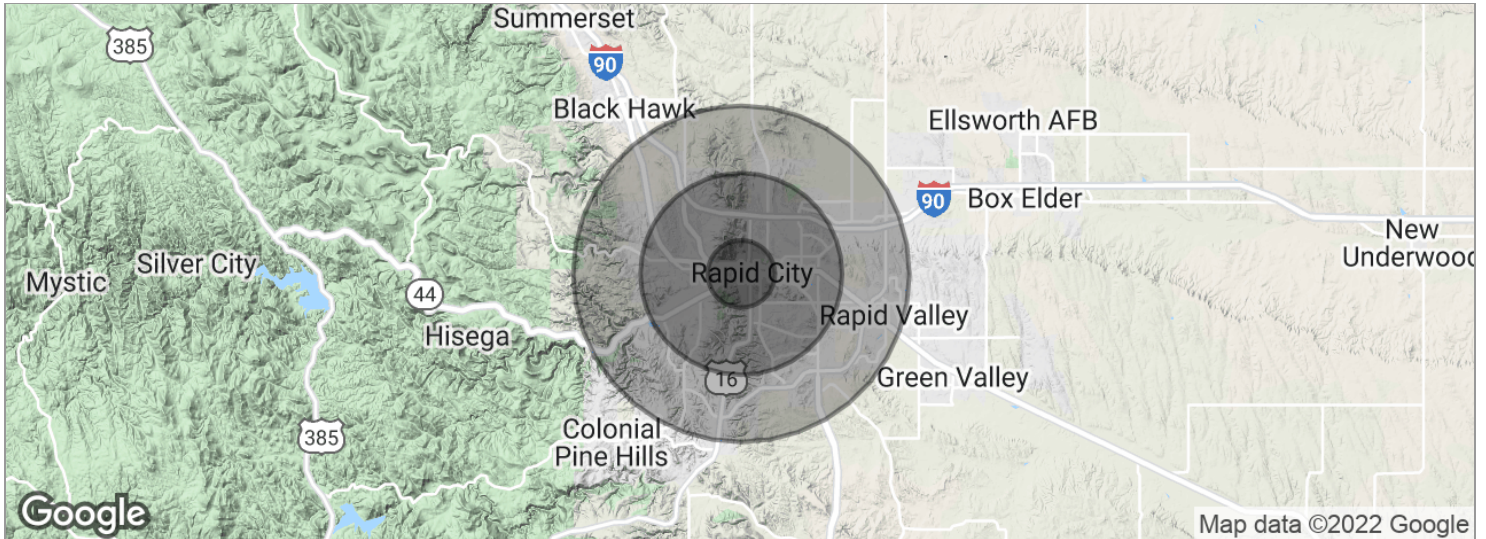
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,446	50,148	78,150
Median age	33.9	34.7	35.5
Median age (male)	33.7	32.8	33.8
Median age (Female)	34.3	36.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,263	21,400	32,882
# of persons per HH	2.3	2.3	2.4
Average HH income	\$48,565	\$49,325	\$53,940
Average house value	\$185,806	\$168,276	\$174,252

\* Demographic data derived from 2010 US Census

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